

DATE: 4/27/2020

REQUEST FOR REZONING



NAME: Fair Oaks Properties

ADDRESS: 1016 19th Ave E Menomonie, WI 54751

TELEPHONE NUMBER: (715) 235-4995

EMAIL ADDRESS: ryan@menomonietransportation.com

PROPERTY OWNER IF DIFFERENT THAN ABOVE: _____

LOCATION OF PROPERTY YOU ARE REQUESTING TO BE REZONED (ATTACH MAP):

~~1802 11th St SE~~ 1702 11th St E 874

EXACT LEGAL DESCRIPTION OF PROPERTY:

0259 - Gallaway's 2nd Addition to Menomonie

Tract: 35-28N-13W SE NE Block: 5 Lot 3 & 4

CURRENT ZONING: R1 - Single Family

PROPOSED ZONING: R2 - Limited Multiple

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Construct single floor plan four-plex site. Targeted towards senior living ex: Blue Apartments on 9th St by 19th Ave

[Signature]
Applicant's Signature

NON-REFUNDABLE FEE: \$250

Receipt # _____ Account - 01.44733 (02) _____

To City Council: _____

To Plan Commission: _____

Publication Dates: _____

Cedar Notified (Wendy & Mark) _____



City of Menomonie
800 Wilson Avenue
Menomonie, WI 54751
715 232 2369
Website - menomonie-wi.gov

May 27, 2020

Dear Property Owner/Tenant:

You are invited to appear at a public hearing to be held Monday, **June 15, 2020**, at 7:00 p.m. via zoom or in the Council Chambers at 800 Wilson Avenue, at which time all interested persons will be given opportunity to express their opinions on the following proposed change in the Zoning Ordinance.

Section 1. The district boundaries as shown on "District Map, City of Menomonie, Wisconsin," dated April 5, 1971, is hereby amended and changed as follows:

See the attached map

1702 11th St SE
Block 5 Lots 3 & 4 Gallaways 2nd Addition

Be and hereby is proposed to be changed
From: Single Family Residential District (R-1)
To: Limited Multiple Residential District (R-2)

Copies of the Rezoning Application are available at the City Clerks office at City Hall (715-232-2180) or online at www.menomonie-wi.gov. Oral, as well as written opinions, will be considered. If you have any questions, please call the Public Works Director, Randy Eide, at 715-232-2207, or email Randy at reide@menomonie-wi.gov.

"ZOOM ACCESS"

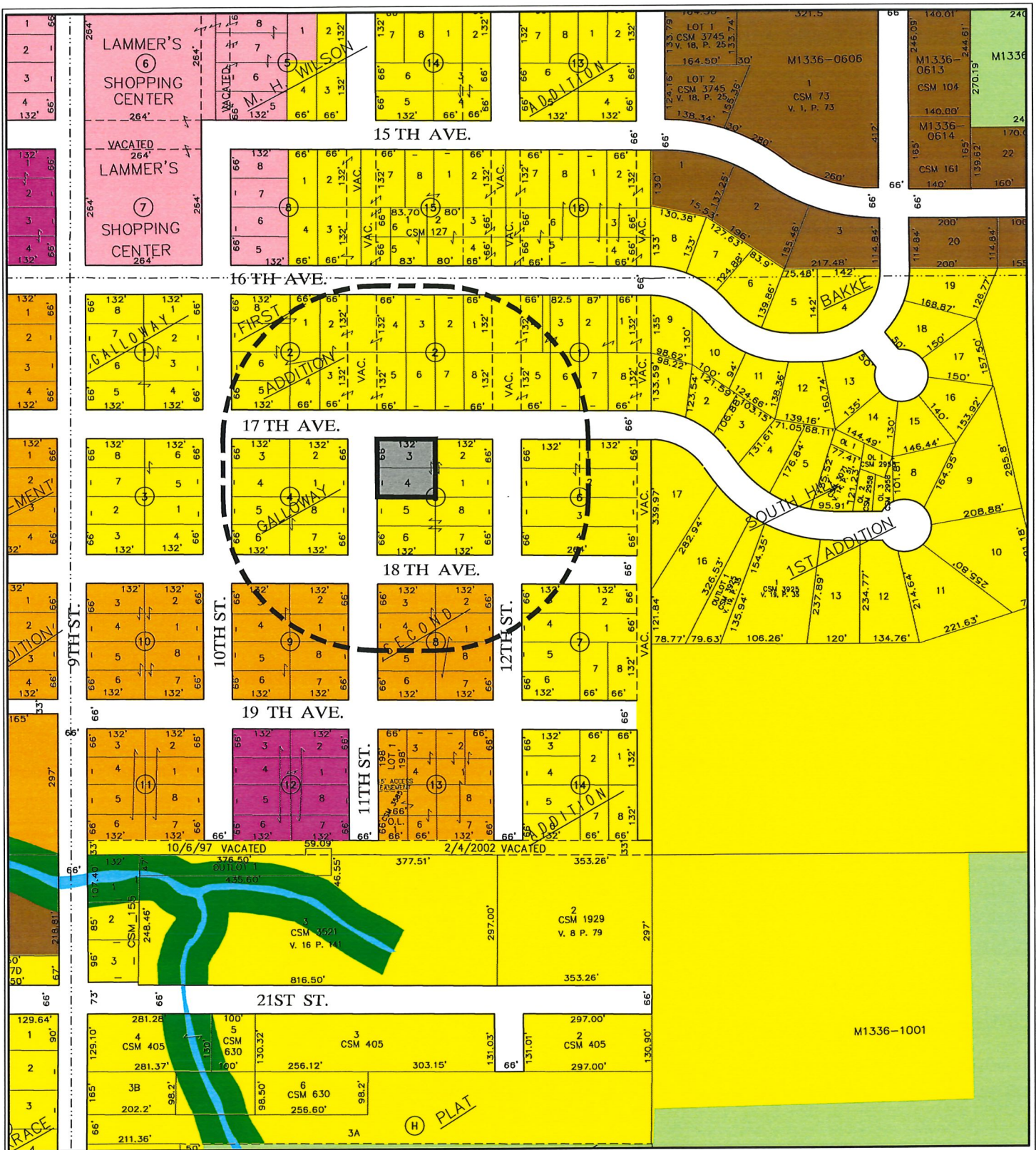
NOTE: Due to the COVID-19 pandemic, this meeting is being held in person and via Zoom Teleconference / Video Conference or, over the internet by going to <https://zoom.us/join> (URL for Zoom meeting), or by calling 1 312 626 6799. **The Access Code for the meeting is 883 0977 9602.**

Individuals appearing in person will be seated in the Council Chambers, subject to the social distancing rules. Space available will be on a first come, first served basis.

Sincerely,


Cally Lauersdorf
City Clerk

Note: The Plan Commission reviewed recommended denial of this proposed rezoning request on Tuesday, May 26, 2020.



CITY OF MENOMONIE PROPOSED REZONING



- REZONE FROM - R-1 TO R-2
- 350'-NOTIFICATION LIMITS AS REQUIRED BY THE CITY ORDINANCE

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 LIMITED MULTIPLE RESIDENTIAL DISTRICT
- R-3 MULTIPLE RESIDENTIAL DISTRICT
- B-2 LOCAL COMMERCIAL DISTRICT
- B-3 LOCAL SHOPPING CENTER DISTRICT
- A AGRICULTURE DISTRICT
- C OPEN DEVELOPMENT CONSERVANCY DISTRICT



Alt. Parcel #: 251119002000

CITY OF MENOMONIE
DUNN COUNTY,
WISCONSIN

Owner and Mailing Address: FAIR OAKS PROPERTIES 1816 11TH ST MENOMONIE WI 54751		Co-Owner(s):	
Districts:		Physical Property Address(es): * 1702 11TH ST E	
Dist#	Description	Parcel History:	
0100	CHIPPEWA VALLEY TECH	Date	Doc #
3444	SCH D MENOMONIE AREA	11/09/2017	625608
		05/26/2016	615358
		12/17/2003	1246/524
Abbreviated Description: GALLAWAY 2ND L 3-4 BL 5		Vol/Page	Type
Acres: 0.000			QCD
			JUDGE
			MISC

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* 0259-GALLAWAYS 2ND ADDITION TO MENOMONIE	35-28N-13W SE NE	5 LOT 3

2019 Valuations:Values Last Changed on
07/26/2018

Class and Description	Acres	Land	Improvement	Total
X3-COUNTY	0.000	0.00	0.00	0.00
Totals for 2019				
General Property	0	0.00	0.00	0.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2018				
General Property	0.000	0.00	0.00	0.00
Woodland	0.000	0.00	0.00	0.00

2019 Taxes	Bill #	Fair Market Value:	Assessment Ratio:
	0	0.00	0.8853

	Amt Due	Amt Paid	Balance	Installments	
Net Tax	0.00	0.00	0.00	End Date	Total
Special Assessments	0.00	0.00	0.00	1	01/31/2020
Special Charges	0.00	0.00	0.00	2	07/31/2020
Delinquent Charges	0.00	0.00	0.00		0.00
Private Forest Crop	0.00	0.00	0.00	Net Mill Rate	
Woodland Tax	0.00	0.00	0.00	0.024404319	
Managed Forest Land	0.00	0.00	0.00	Gross Tax	0.00
Prop Tax Interest		0.00	0.00	School Credit	0.00
Spec Tax Interest		0.00	0.00	Total	0.00
Prop Tax Penalty		0.00	0.00	First Dollar Credit	0.00
Spec Tax Penalty		0.00	0.00	Lottery Credit	0 Claims 0.00
Other Charges	0.00	0.00	0.00	Net Tax	0.00
TOTAL	0.00	0.00	0.00		

Interest Calculated For 04/28/2020

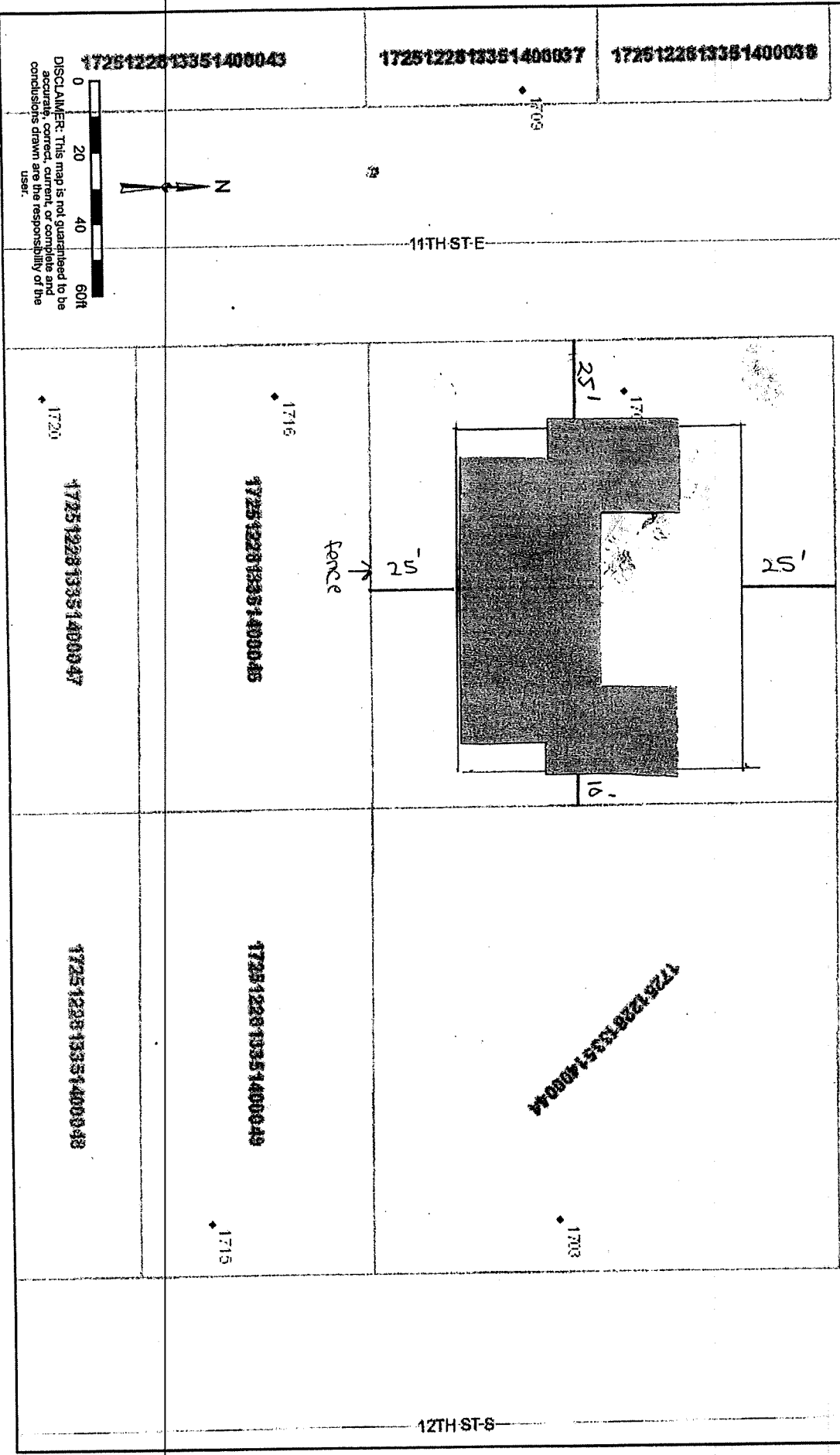
Key

* -

Primary

1725122813351400011	1725122813351400027	1725122813351400028	1725122813351400029	1725122813351400030
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17TH AVE



0 20 40 60ft
 DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.